

**Town of Camden
Regular Town Council Meeting
Camden Municipal Building
September 18, 2017**

CALL TO ORDER

Mayor King called the meeting to order at 7:00 p.m. and noticed that this regular Council Meeting was being held in compliance with the Delaware Open Public Meeting Act by posting the agenda on September 8, 2017, in the following manner:

- a. The electronic sign,
- b. The Official Bulletin Board,
- c. The official Town of Camden Web Site,
- d. The News Journal, and
- e. The Delaware State News.

Vice-Mayor Schock led attendees in the Pledge of Allegiance.

Mayor King led a moment of silence.

Council Attending: Mayor King, Vice-Mayor Schock, Councilman Dougherty, Councilwoman Torres, and Councilman Findley.

Absent: None.

Staff Attending: Town Manager Aaron Chaffinch, Town Clerk Jamie Fenske, Account Specialist Amanda Marlow, Building Inspector/Code Enforcer Harold Scott Jr., and Sergeant Marcus Whitney.

AMENDMENTS

A motion was made by Councilwoman Torres, seconded by Vice-Mayor Schock, to move the presentation for Bailey Hale after minutes. All in favor; none opposed.

ANNOUNCEMENTS

Mayor King explained that Town Hall will be closed Monday, October 9th in observance of Columbus Day.

Mayor King added that the Town of Camden will be raising money and collecting turkeys to help feed families and seniors in the Camden area. He explained that donations may be made to the Town of Camden or turkeys may be delivered to the Boys and Girls Club on New Burton Rd in Dover.

MINUTES

Motion made by Councilwoman Torres, seconded by Councilman Dougherty, to approve the August 14, 2017 regular meeting minutes. All in favor; none opposed.

PRESENTATION

Mr. Chaffinch read the Proclamation for Eagle Scout Lorne Bailey Hale.

Mayor King presented the Proclamation to Mr. Hale and congratulated him on his wonderful achievement.

FINANCE REPORT

Mrs. Marlow announced that property taxes are due by September 29th, 2017, by 4pm, postmark is not accepted.

Mrs. Marlow added that she and Mr. Josiah have started preparing for the audit. She reported that Mr. Josiah will be present at the October Council Meeting to give his quarterly report.

CAMDEN WYOMING FIRE DEPARTMENT

Harold Scott explained that a representative will be present at the October Council Meeting.

CAMDEN WYOMING SEWER & WATER AUTHORITY

Mr. Daniel Ridgely stated that there will not be a rate increase this year and that the budget has been approved. He added that there will be a public workshop on September 26th at 7pm at the CWSWA office, to discuss solar panels.

Mr. Ridgely explained that work is being done on the north well.

Mayor King thanked Mr. Ridgely for his presentation and thanked him for his continued volunteer service that he provides to the residents of Camden.

Councilman Dougherty questioned where the north well was.

Mr. Scott stated that the north well is next to the public works building on West Street.

Councilwoman Torres questioned if board of directors voted against the 5% rate increase.

Mr. Ridgely confirmed that the board did vote against the rate increase.

Councilwoman Torres questioned if there was a salary increase for the CWSWA employees.

Mr. Ridgely explained that there was a 5% salary increase.

FRIENDS OF HISTORIC CAMDEN

Mr. Chaffinch explained that he has spoken with Mrs. Chapel and that the board is very passionate about the Brecknock Manor House and is working on getting proposals to repair the foundation.

VFW

Mrs. Christina Chidester, Senior Vice Commander, stated that they still have approximately \$900 left over from last year for Code Purple. She added that they are still looking for support to help serve meals at the church during Code Purple. She announced that she will be at the VFW post on November 24th at noon to collect hats, gloves, coats, and scarves.

Mayor King thanked Mrs. Chidester for her support and service.

Mrs. Chidester stated that she would like to make the VFW more of a family friendly environment and become more community involved.

POLICE REPORT

Sergeant Whitney gave a report that included but was not limited to traffic arrests and criminal activity.

Mayor King thanked Sergeant Whitney and the entire police department for their great work and dedication.

Councilwoman Torres explained that she reached out to Chief Bryson about a situation and that Chief Bryson promptly responded to the matter.

Councilman Findley thanked the police department for all that they do for the Town of Camden.

TOWN MANAGER REPORT

Mr. Chaffinch reported that August's RETT check was \$22,902. He added that South Street has been restriped by DelDot.

Mr. Chaffinch explained that the ADA invitation to bid went into the newspaper on September 5th, there will be a pre-bid meeting on September 20th at 2pm, and the bids will be opened on October 18th at 3pm. He added that the invitation to bid for the street repaving of Walmart Drive will go into the newspaper on October 4th, the pre-bid meeting will be October 19th at 1pm, and the bid opening will be November 2nd at 3pm.

Mr. Chaffinch stated that one of the HVAC units is leaking Freon which is costing the town approximately \$400 every two weeks. He explained that this is an emergency situation and needs to be repaired as soon as possible. He stated that it is the coil that has gone bad and for

John Hiott to replace the coil it will cost about \$9,885. He added that if a unit needed to be replaced a hole would need to be put in the third floor outside wall to be able to remove the unit.

Councilman Dougherty stated that he would like to see a history be kept on each unit with what repairs have been made.

Councilman Findley questioned if another contractor could be used to fix the unit.

Mrs. Marlow explained that we currently have a maintenance contract with John Hiott for the HVAC systems.

A motion was made by Councilman Dougherty, seconded by Councilman Findley, to approve \$9,885 to come from RETT to replace the coil in the HVAC for the second floor north side.

Roll Call;

Councilwoman Torres – yes

Vice-Mayor Schock – yes

Councilman Dougherty – yes

Councilman Findley – yes

Mayor King – yes

All in favor; motion carries.

MAYOR

Mayor King reminded everyone that the turkey drive will take place at the Boys and Girls Club on New Burton Road on November 21st at 5:30pm. He also thanked everyone for their attendance.

Mayor King thanked all of the staff for their dedication and hard work.

PUBLIC HEARING

A motion was made by Councilwoman Torres, seconded by Vice-Mayor Schock, to enter public hearing at 7:51pm. All in favor; none opposed.

Demolition – 28 Peach Street – Trailer

Demolition – 11996 Willow Grove Road – 2 car garage

Mrs. Fenske stated that she has spoken with a potential buyer for 28 Peach Street. She explained that the buyer would like to get rid of the trailer himself and then build a new house on the property. She added that the house that he would like to build would need a 2 foot side yard variance. She stated that the potential buyer is waiting until the Board of Adjustment decision is given before he finalizes the sale.

Kasie Bell – 11996 Willow Grove Rd, explained that her son is a minor and has inherited the property from his grandmother. She added that she is aware of the condition of the garage but was unable to do anything until the estate was closed. She stated that she would like the

opportunity to repair the garage. She added that she has had a contractor walk through the garage and they stated that the roof and the sides need to be replaced.

Building Inspector/Code Enforcement Officer, Harold Scott Jr. stated that the trusses are rotting and the building is leaning.

Mr. Dave Bright – Bright Investment, explained that he is in contract to purchase 28 Peach Street with a contingency of BOA approval of the 2 foot variance. He added that the house that he would like to build would improve the area and would fit in with the setbacks of the other properties.

Mr. Eliassen questioned if 2 feet could be trimmed from the house design to avoid the need for the variance.

Mr. Bright stated that this is the typical house that his contractors are used to building. He added that if he were to trim 2 feet off he would need to go back to his engineer, which could get costly, and then he would have to pass the additional cost on to the buyer.

A motion was made at 8:09pm by Vice-Mayor Schock, seconded by Councilman Findley, to close the public hearing. All in favor; none opposed.

OLD BUSINESS

Demolition – 28 Peach Street – Trailer

Councilman Dougherty asked to have the demolition of the trailer at 28 Peach Street tabled until after the Board of Adjustment meeting.

A motion was by Councilwoman Torres, seconded by Councilman Dougherty, to table the demolition of the trailer at 28 Peach Street. All in favor; none opposed.

Demolition – 11996 Willow Grove Road – 2 car garage

Councilwoman Torres questioned Mrs. Bell if she has obtained any quotes to repair the garage at 11996 Willow Grove Road.

Mrs. Bell stated that she does not have any official quotes but she believes it will be around \$3,000.

Councilwoman Torres explained to oppose the Code Enforcement Officers condemnation of the garage, the property owner would need to obtain a certified engineer report stating the structure was safe.

Councilman Dougherty stated that he would like to give the property owner more time to fix the garage. He added that he does not feel that \$3,000 would be sufficient to repair the garage.

Councilman Findley agreed that he did not feel \$3,000 would be able to repair the garage.

A motion was made by Vice-Mayor Schock, seconded by Councilwoman Torres, to approve the demolition of the two car garage at 11996 Willow Grove Road. Roll Call;
Councilwoman Torres – yes
Vice-Mayor Schock – yes
Councilman Dougherty – abstain
Councilman Findley – yes
Mayor King – yes
Motion carries.

NEW BUSINESS

None.

PUBLIC COMMENTS

Mr. Bright questioned if he needed to come back in front of Mayor and Council if the Board of Adjustment granted the variance.

Mr. Eliassen stated that he would not need to come back to Mayor and Council if the variance was granted.

John Fifer – 12102 Willow Grove Rd, questioned if there was an update on the law suit with CWSWA.

Mr. Eliassen stated that the decision should be obtained any day.

Mr. Fifer questioned if the 5% salary increase was given to all of the employees at the CWSWA.

Mr. Ridgely stated that it was a general 5% worked into the budget. He added that the employees did not receive an increase last year.

Mrs. Chidester questioned if money could be donated to help collect turkeys.

Mrs. Fenske replied that yes money could be donated for the turkey drive.

Pat Kelley, 62 Nanticoke Drive, questioned if the person that hit the mailboxes in Tamarac was apprehended.

Sergeant Whitney stated that an arrest was not made yet.

COUNCIL COMMENTS

Councilman Dougherty questioned who to make the checks payable to for the turkey drive.

Mrs. Fenske replied to make them payable to the Town of Camden.

ADJOURNMENT

A motion was made at 8:33pm by Vice-Mayor Schock, seconded by Councilman Findley, to adjourn the council meeting. All in favor; none opposed.

*Respectfully submitted,
Jamie Fenske, Town Clerk*